

**Bountiful City
Planning Commission Minutes
December 3, 2013
7:00 P.M.**

Present: Chairman - Tom Smith; Vice Chairman - Dave Badham; City Council Representation – Beth Holbrook; Planning Commission Members - Michael Allen, Von Hill, Sean Monson, Sharon Spratley; City Attorney - Russell Mahan; Planning Director - Aric Jensen; and Recording Secretary – Darlene Baetz

Excused: City Engineer - Paul Rowland

- 1. Chairman Smith opened the meeting at 7:01 pm and welcomed all those present.**
- 2. Consider approval of minutes for November 3, 2013.**

Sharon Spratley made a motion to approve the minutes for November 3, 2013 as written. Dave Badham seconded the motion. Voting passed 5-0 in favor with Beth Holbrook abstaining as she was not present at that meeting.

- 3. *PUBLIC HEARING* – Consider granting approval of a Conditional Use Permit for an Electronic Message Center at 155 W. 500 S. for IG Signs, Nick Camargo, applicant, representing Bountiful Plaza Holdings, owner.**

Aric Jensen presented the staff report as follows:

Mr. Dell Loy Hansen of Bountiful Plaza Holdings LLC, requests a conditional use permit to construct and operate an Electronic Message Center (EMC) at the former Albertsons/Fresh Market site. The subject property is located in the General Commercial zone, which allows electronic message centers along the 500 South Street corridor.

The subject property is improved with an existing pole (pylon) sign, and the applicant's request is to locate the electronic message center within the copy area of that existing sign. The EMC would be double faced and oriented east-west. Each side of the EMC would be approximately 4' x 8', and a maximum of 32 sq ft. There are no residential areas in the immediate vicinity of the proposed sign location that would be affected.

Staff recommends granting conditional use approval of the electronic message center at 155 South 500 West with the following conditions:

1. The sign shall be operated in accordance with the provisions of the Bountiful City Code,
2. The applicant shall obtain a building permit before commencing construction,
3. Any and all fees shall be paid.

4. The installer shall provide a letter stating that the sign was installed in compliance with the Ordinance.

Chairman Smith opened and closed the Public Hearing at 7:07 without any comments. Ms. Spratley made a motion to grant a Conditional Use Permit to 155 W. 500 South as recommend by staff with the addition of a condition to read: “5. The sign shall be turned off daily from 11:00 p.m. – 6:00 a.m.” Ms. Holbrook seconded the motion and voting was 6-0 in favor.

4. Consider preliminary commercial site plan approval for a planned car dealership at 588 W. 2600 S., Nate Pugsley representing Brighton Homes, applicant.

Tom Harris representing Brighton Homes and Andrew (AJ) Jackson representing Xtra Automotive were present. Mr. Jensen presented the staff report as follows:

Brighton Homes requests preliminary site plan approval for an approximately 2800 sq ft auto sales office and parking lot. The property is currently zoned General Commercial, but the applicant has requested a zone map amendment to Heavy Commercial, which has been recommended for approval by the Planning Commission and is pending approval by the City Council on December 10. The site is approximately .57 acres, quadrilateral in shape, and is abutted on the west by heavy commercial, on the north by multi-family residential, on the east by Nielsons Frozen Custard, and on the south by 2600 South Street.

The site plan consists of a single office structure with basement and attached garage located within a large parking lot. The office is approximately 2400 sq ft (1200 main with full basement) and the garage is 400 sq ft. Landscaping will be located along the periphery, and will total approximately 20% of the entire site.

Online stormwater detention will be located within a depressed area of the parking lot on the west side of the property. The Engineering Department has identified some issues which will be remedied before final approval, which will involve the connection to the City stormdrain system. The current plan shows a connection to an existing catch basin in 2600 South downhill from the project area that is believed to be abandoned/non-functioning.

The sidewalk in front of the building is only 5’ wide and has no park-strip between the walk and the curb and gutter. The City requires a standard 6’ wide sidewalk in a location without a park strip. UDOT is considering a proposal to widen the 2600/Hwy 89 intersection, which may include a portion of this property. Applicant will not need to install a new 6’ wide sidewalk if the final UDOT proposal doesn’t affect this property.

Staff recommends preliminary site plan approval for an auto sales office building and lot with the following conditions:

1. Provide a landscape plan meeting the requirements of the Ordinance,

2. Update the building elevations to include materials and colors.
3. Revise the stormwater detention design per the redlines provided by the Assistant City Engineer,
4. Install a 6' wide sidewalk along any section of the property frontage that is not part of the final UDOT street widening project,
5. Make any and all other redline corrections,
6. Pay any required fees,
7. Receive final site plan approval and rezoning approval from the City Council.

Mr. Allen made a motion to recommend to the City Council preliminary commercial site plan approval for a planned car dealership at 588 W. 2600 S., Nate Pugsley representing Brighton Homes, applicant. Mr. Monson seconded the motion and voting was 6-0 in favor.

5. Consider approval of the 2014 Planning Commission Meeting Calendar.

Mr. Badham made a motion to approve the 2014 Planning Commission Meeting Calendar with the removal of the meeting on November 04, due to elections. Councilwoman Holbrook seconded the motion and voting was 6-0 in favor.

6. Planning Director's report and miscellaneous business.

Chairman Smith ascertained there were no other items to discuss. The meeting was adjourned at 7:30 pm.